

**MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
SEPTEMBER 27, 2012
7:00 P.M.**

I. CALL TO ORDER

Chair Grabiell called the meeting to order at 7:00 PM

II. ROLL CALL

Answering the roll call were Commissioners Scherer, Forrest, Kilberg, Platteter, Cherkassky, Carpenter, Staunton, Fischer Grabiell.

Absent from the roll: Schroeder and Potts

III. APPROVAL OF MEETING AGENDA

The agenda was filed as submitted.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Scherer moved approval of the September 12, 2012, meeting minutes. Commissioner Platteter seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

None

VI. REPORTS

Ordinance Amendment to Allow Produce Stands in RMD Zoning District

Planner Presentation

Planner Aaker informed the Commission that Robb Gruman on behalf of Fairview Southdale Hospital is requesting a Zoning Ordinance Amendment that would allow produce stands in the Regional Medical District, similar to those allowed in the PCD, Planned Commercial District.

As a part of the *Do Town* initiative, Fairview Hospital would like to have a very small scale farmers' market at the northeast corner of 65th and Drew. The market would consist of no more than five vendors, selling, fruit, vegetables, herbs and fresh cut

flowers. The market would only be open one day per week, on Tuesdays from 2:00 – 5:00 pm from June through October.

This type of use is currently allowed as a permitted accessory use in the PCD-1, PCD-2 and PCD-3 zoning districts. It is listed in the Ordinance as: “Produce stands pursuant to a permit issued by the City Manager.” In practice, the City of Edina has had very few requests for this type of use. Occasionally, there has been a produce stand at Southdale.

The Ordinance before the Planning Commission uses this same concept, but has placed additional restrictions to limit the use. The goal of the ordinance is to allow this type of use on a very limited bases so as to protect existing businesses in Edina that sell this same type of product within an existing retail building. Produce stands are not currently defined in the Zoning Ordinance, therefore, a definition is also recommended, and been added to the proposed Ordinance Amendment.

Aaker concluded that staff recommends the Planning Commission recommend approval of the Ordinance, subject to any revisions that you would deem necessary.

Appearing for the Applicant

Robb Gruman, Fairview Southdale Hospital

Discussion

Commissioner Staunton asked Planner Aaker if there is a permitting process in place for “Produce Stands”. Aaker responded in the affirmative. Continuing, Aaker explained that “Produce Stands” are also a permitted use in the Planned Commercial District (PCD) and are subject to specific conditions and pursuant to a permit issued by the City Manager.

Commissioner Fischer commented that he was curious why this issue even needs to be addressed. He pointed out that currently the hospital is permitted accessory uses (gift store, pharmacy, and cafeteria), adding this is accessory too. Planner Aaker agreed, however, Code is firm on controlling the type of merchandise sold and the location of outdoor sales. Aaker explained the City doesn’t want to see anyone selling shrimp out of a truck and similar items throughout the City.

Commissioner Carpenter questioned if the produce stands are required to operate during specific hours. Planner Aaker responded in the affirmative adding the hospital would establish these hours. She reported hours of operation are required to be listed on the application.

Applicant Presentation

Robb Gruman, Fairview Southdale Hospital informed the Commission hospital staff was approached through the *Do Town* initiative and believe that allowing produce stands on

the hospital campus is a good thing. Gruman explained that at this time the Fairview system currently allows produce stands on three of its campuses. Gruman said they found produce stands benefit everyone from hospital residents and their visitors to hospital employees and venders. Continuing, Gruman said the hospital would limit the hours of operation to four (4), and one day of operation per week. Hours could be from 1-4 PM or 2-6 PM, adding he's not certain of the final times or day of week. Concluding Gruman pointed out there would be no on or off-loading of fresh vegetables, fruits and flowers on the street noting the campus has a staging area to accommodate drop offs and pickups. Gruman reiterated he believes this is a great opportunity and a good thing.

Chair Grabiell asked Mr. Gruman if he believes there could be an issue with people parking their car to gain access to the stand. Gruman responded there is that possibility; however, security is placed at that end of the hospital and the security guards would move traffic along.

Motion

Commissioner Staunton moved to forward this amendment request to the City Council for their action. Commissioner Forrest seconded the motion. All voted aye; motion carried.

VII. CORRESPONDENCE AND PETITIONS

Chair Grabiell acknowledged back of packet materials.

VIII. CHAIR AND COMMISSION COMMENTS

None.

IX. STAFF COMMENTS

No Comments

X. ADJOURNMENT

Commissioner Scherer moved adjournment at 7:35 PM. Commissioner Platteter seconded the motion. All voted aye; motion to adjourn carried.

Jackie Hoogenakker

Respectfully submitted